

Edwin Friedman -
Wagner - Housing - 1961 Report

City Planning Commission
2 Lafayette Street
New York 7, New York

WH 3-3600 Ext. 2991, 3009

FOR RELEASE: Monday A.M., May 1, 1961

The City Planning Commission made public today its recommendations for New York City's 1961-62 middle-income housing and renewal program, as requested by Mayor Wagner early in April. The Commission's comprehensive renewal package includes 18 proposed study areas with a potential for the construction of at least 20,000 to 22,000 new homes and apartments, the conservation and rehabilitation of 13,000 to 15,000 additional units, and the development of more than 10 million square feet of industrial space.

The emphasis in this year's proposals is on developing middle-income housing, maintaining and upgrading existing housing, and strengthening the City's industrial base -- as outlined by the Mayor on April 4. At that time the Mayor announced he had worked out procedures with the Planning Commission and with the Housing and Redevelopment Board to accelerate and expand the City's housing and renewal operations and "to give the public an early opportunity to react to individual proposals...within the framework of a total program."

James Felt, Chairman of the City Planning Commission, said the Commission's proposals "seek to use renewal as a tool to stabilize and protect our neighborhoods, not disrupt or destroy them. Wherever possible, we hope to extend the blanket of renewal protection to areas where, with a minimum amount of neighborhood

PSHE
HD
7266
.78
.U52
N49
1961g

disr
alle

AVERY ARCHITECTURAL AND FINE ARTS LIBRARY

GIFT OF SEYMOUR B. DURST OLD YORK LIBRARY

disruption, we can provide the assistance to fix up homes, to alleviate blighting conditions and to create a sound residential environment.

"The conservation and rehabilitation of our existing housing supply is the backbone of our urban renewal program. Unless we maintain and improve our existing stock of fundamentally sound housing, we cannot make real progress toward our ultimate objective of providing every New Yorker with a decent home. This is one approach that requires genuine citizen participation, understanding and support."

Highlighting the Planning Commission's proposals are:

1. A large increase in the net housing supply. It is anticipated that three to four new dwelling units will be built for every substandard unit in proposed clearance areas.
2. A preponderance of middle-income housing. Approximately 80 per cent of all new housing proposed in the study areas will be middle-income housing constructed under various publicly-aided programs, currently offering rents from \$21-\$30 per room per month. The balance will be proposed for full tax-paying and low-rent vest-pocket public housing. This public housing is over and above large-scale developments programmed by the New York City Housing Authority.
3. Improvement of the existing housing supply. Greater reliance is placed upon conserving and rehabilitating the existing housing inventory. Of the 15 residential study areas announced, four are proposed solely as redevelopment projects, the remainder all combine -- in varying degrees --

clearance with rehabilitation and conservation of existing housing.

4. A minimum of tenant displacement. This year's program stresses study areas characterized by relatively low population densities and vacant land. In areas involving more substantial relocation, it is anticipated that re-development^{will} be carried out in a series of stages.
5. Application of sound land use principles. Greater attention is paid to areas of mixed residential and non-residential development. Where declining non-residential uses are in evidence, it is proposed to replace them with residential development to consolidate the residential character of the neighborhood. Industrial and commercial uses will be conserved and expanded in areas best suited for these activities.

Mr. Felt explained that the approaches and recommendations in the 1961-62 renewal package are consistent with and related to the Planning Commission's ongoing Community Renewal Program. This program, operating with the aid of a Federal grant, is developing a comprehensive urban renewal plan for the City on the basis of studies being carried out at the community level. As the community studies progress, the information and recommendations developed will be evaluated on the basis of City-wide needs and integrated into a City-wide renewal program.

Under the City's new procedures the public will have full and early opportunity to review and participate in the development of renewal plans, Mr. Felt explained. "Today's announcement will give the public the opportunity to view the proposed program as a

whole and to give preliminary consideration to the various proposals. The next step will be for the City Planning Commission to hold public hearings on each of the proposed renewal areas at dates that we will subsequently announce. Only after a hearing and review by the Commission can these proposed sites be designated as appropriate for renewal.

"It should be clear that the official designation of an area as appropriate for renewal merely makes it eligible for study by the Housing and Redevelopment Board. If the Board wishes to develop a renewal plan for an area so designated, it must first seek authorization from the Board of Estimate to obtain funds for detailed studies. Based on these studies, the Housing and Redevelopment Board will prepare a renewal plan with community participation and consultation.

"This plan must be approved by the City Planning Commission and the Board of Estimate after additional public hearings before any actual renewal activity can be undertaken in the area."

Of the 18 study areas outlined by the Planning Commission, five -- Tompkins Square in Manhattan, College Point Industrial Park area in Queens, the Staten Island Industrial Park area and the two General Neighborhood Renewal Plan studies in Manhattan -- are already under study or awaiting study approval. They have been included in this package, because they are an integral part of the over-all plan for this year. Included for the same reason is the West Village study area which had been submitted to the Board of Estimate for preliminary approval, but was referred to the City Planning Commission to conform with the new procedures.

The 1961-62 package involves a total of more than 2,700 acres. The 15 residential study areas are located in every borough except Staten Island and provide for a wide range of housing types and varied rentals. Industrial study areas, ranging in size from the western tier of the West Village area in Manhattan to the mammoth 950-acre industrial study area in Staten Island, will provide a minimum development potential of 10,000,000 square feet of space for new and relocating industries.

Mr. Felt pointed out that there are many other areas under consideration for renewal treatment, including several that have been proposed by community groups. "It would not be possible to propose all of them at this time," he declared, "first, because they would not lend themselves to a balanced program, and -- perhaps more important -- we must be realistic about the advance funds we can anticipate for these studies.

"Unless New York City can get its maximum share of the proposed \$625,000,000 in Federal planning funds -- and the increasing competition for this money by other cities makes this more difficult as time goes on -- the Housing and Redevelopment Board may have to defer action on some of the proposed studies until next year."

The estimates of new units that could be developed under the renewal package are exclusive of the New York City Housing Authority's public housing program and the City and State Limited-Profit (Mitchell-Lama) housing programs. Under these programs, there are presently more than 10,000 City and State-aided middle-income housing units completed or under construction and more than 20,000 additional units approved or pending approval. The public housing program now

has over 16,000 units under construction and almost 20,000 units fully approved.

"It should be clear," Mr. Felt added, "that any mention in this announcement of housing gains, relocation load, or related data are at this point only estimates based on available census information and upon building bulks and densities recommended under the regulations of the Zoning Resolution. Estimates citing the potential number of new units were determined by averaging the number of units that could be built on land in clearance areas, allowing for good standards of open space, bulk and density. It is not possible, prior to intensive studies of the local areas, to determine effects upon population, number of units and other changes in areas which are primarily designated for spot clearance, rehabilitation and conservation."

The proposed study areas are listed by boroughs.

MANHATTAN

The Manhattan proposals are grouped in three areas -- Harlem-East Harlem Area, the West Side, and Lower Manhattan.

The Harlem-East Harlem proposals were conceived in order to help meet two of the major needs of the area -- a substantial increase in middle-income housing to help balance the large concentrations of low-rent housing built or planned, and an increase in stable and close-at-hand job opportunities for the large population in the area and in the nearby Bronx. Obviously, an increase in job opportunities through the development of a planned industrial district -- one of the proposals -- is of City-wide, as well as local significance.

In the West Side area, specific proposals for the 1961-1962 Program will be developed from the two General Neighborhood Renewal Plans (GNRP) previously announced by the Housing and Redevelopment Board. The Federal Government has already approved an application for the Morningside GNRP Study and is presently reviewing the application for the Museum GNRP Study. Provision of Federal funds to undertake these studies is contingent upon agreement that the agency making the study will submit a specific urban renewal proposal for at least 10% of the Study Area within the first year, and a general plan that will provide for the treatment of the total area over a 10-year period. The Housing and Redevelopment Board anticipates that the first projects in the GNRP areas will emphasize conservation, rehabilitation and the development of new community facilities.

Three proposals are made for the Lower Manhattan Area, two in the Lower East Side and one in Greenwich Village. Their prime purpose is to provide middle-income housing to meet the housing needs of local residents, create a better economic balance, and help provide a source of relocation housing for families displaced by the Broome Street Expressway. The Greenwich Village proposal has important conservation elements as well.

Harlem IRT Yards

Abandonment of part of the Harlem IRT yards, which have never been fully utilized, offers an unusual and immediate opportunity in this densely populated community to develop a river-front site for a middle-income housing development

Manhattan2

without displacing a single family or business. A site of more than 14 acres bounded generally by 7th Avenue, West 147th Street, Lenox Avenue, Harlem River and the IRT yards will be made available. The site is presently the property of the New York City Transit Authority but is no longer used as a repair yard. The site would not require any Title I write-down. As soon as the property is released, the development of up to 1850 Mitchell-Lama middle-income units can be undertaken. A project of this size would substantially help to meet the desperate need for good middle-income housing in the Harlem community.

East Harlem Industrial Triangle

One of the most blighted and run-down areas in Harlem is the 36-acre triangular area bounded generally by Park Avenue, 125th Street, Harlem River Drive and 131st Street. Isolated as it is on all sides by major barriers -- the Harlem River, the New York Central tracks on Park Avenue, and 125th Street -- cut up by exceptionally heavy traffic, particularly on its north-south streets, the area is wholly unsuitable for housing. The attrition brought about by the impact of these unfavorable influences has resulted in a population decline of some 50 per cent since 1920. Although the area is now about evenly divided between residential and non residential uses, there are still some 1800 dwelling units throughout the area, mostly in over-crowded slum housing. There has been virtually no new construction in the area for the past 30 years.

It is proposed that the Housing and Redevelopment Board seek Federal assistance to make a careful and comprehensive study of the area for the purpose of transforming it into a modern industrial district for high-performance light manufacturing, such as electronics and apparel manufacturing, and appropriate commercial and service facilities. Such a study should investigate not only the attributes and suitability of the site for industry, but also the labor force potential in the surrounding communities.

It would appear that redevelopment would have to be staged carefully over a period of years. Conservation and rehabilitation of the sound industrial and commercial structures now in the area would be an important part of the renewal process. This area has a potential of upwards of

Manhattan...3

4 million square feet of industrial floor space which, if appropriately developed, would not only be a major stimulus to the City's economy, but would provide an available relocation resource for industries being displaced elsewhere in the City by highway construction, public improvements and residential renewal.

East River

For a sounder economic balance in the East Harlem Area, which presently contains a heavy concentration of low-rent public housing, the Planning Commission proposes redevelopment of a river-front area of more than 16 acres bounded generally by East 106th Street, First Avenue, E. 111th Street and Franklin D. Roosevelt Drive. The area, which shows considerable evidence of deterioration and blight, is presently a mixture of housing and non-residential uses. There are only 215 dwelling units on the site which has a potential of approximately 1,700 dwelling units. Thus, it offers the opportunity of substantially increasing the housing supply with a relatively small amount of tenant relocation. The redevelopment area could also provide a site for needed new school facilities.

Redevelopment of this desirable river-front site as a sound residential area would do much to strengthen the stability of the neighborhood by further re-enforcing the trend toward middle-income housing established by Benjamin Franklin Houses, a NYCHA co-operative immediately to the west. Encouragement of additional middle-income housing takes on greater importance in light of the more than 10,000 units of low-rent public housing located or planned within a mile radius of the study area.

Morningside GNRP

The Morningside GNRP study area encompasses 355 acres, bounded by 125th Street, Broadway, 123rd Street, Morningside Avenue, 125th Street, St. Nicholas Avenue, 8th Avenue -- Central Park West, 100th Street, Manhattan Avenue, 104th Street and Riverside Drive. On the south it abuts the Bloomingdale Neighborhood Conservation District, Frederick Douglass Houses and West Park Village. On the northerly side it would embrace, in part, the

Manhattan....4

Morningside Gardens-General Grant housing complex. The study area includes one of the greatest concentrations of cultural institutions in the entire City centering around Columbia University. These institutions and other local groups identified as Morningside Heights, Inc. have been long concerned with measures to conserve and improve the general community. They financed a study and inventory of the Morningside Heights community by private consultants, published last year, which serves as a valuable resource for the GNRP study.

As a result of the GNRP study, the Housing and Redevelopment Board hopes to develop a series of renewal proposals to improve housing conditions surrounding the institutions and to provide a planning framework which will accommodate neighborhood and institutional needs. In developing the study area boundaries, the Housing and Redevelopment Board deliberately extended the area eastward to 8th Avenue, in order to develop a plan that will make Morningside Park a link between the residential areas on either side, rather than a barrier.

Museum GNRP

The Museum GNRP has been proposed by the Housing and Redevelopment Board in order to develop a suitable plan for renewal of what is essentially the remaining portion of the West Side not included in other projects or studies. It encompasses a 115-acre area. The southern boundary is West 79th Street, a major crosstown thoroughfare; to the north it is bounded, west of Amsterdam Avenue, by the proposed Riverside-Amsterdam Title I Project at 83rd Street and, east of Amsterdam Avenue, by the West Side Urban Renewal Project at 87th Street. It runs from Riverside Drive to Central Park West wrapping around the Museum of Natural History. The Housing and Redevelopment Board anticipates that the renewal proposals developed from this study will include the same broad variety of treatment which is being applied in the West Side Urban Renewal Area -- that is, a combination of conservation, rehabilitation and spot clearance and redevelopment.

Manhattan....5

Tompkins Square

The proposal is for middle-income development on a site of more than 11 acres bounded by East 10th Street, Avenue C, East 13th Street and Avenue D. At present, the site is essentially non-residential in character with a scattering of tenements generally in poor condition. These tenements contain some 250 dwelling units. In contrast, the area has a redevelopment potential of approximately 850 units of middle-income housing. Further, elimination of the concentration of incompatible non-residential uses which presently occupy much of the site should help stimulate renewal of the larger area to the west. Development of this proposed site is a logical continuation of the residential pattern in this part of the Lower East Side. It will replace with good housing a blighted and substandard area that separates Jacob Riis Houses, a public housing project to the east, and Stuyvesant Town, to the northwest.

The proposed site had previously been designated by the Planning Commission on the Master Plan of Sections Containing Areas Suitable for Development or Redevelopment, and an application for planning funds has been submitted to the Federal Government by the Housing and Redevelopment Board with the consent of the Board of Estimate.

Two Bridges

This proposal is to redevelop a badly blighted and primarily non-residential area of more than 14 acres facing the East River north of the Manhattan Bridge with middle-income housing. The study area is bounded by Pike Slip, and Cherry, Montgomery and South Streets.

The proposed study area is the last vestige of industrial activity, related to the East River piers of a half century ago, remaining in what is now a residential area. Present uses include warehousing, storage, especially wastepaper handling, garaging and some manufacturing. There are a few scattered vacant lots in the area. Most of the buildings are in poor condition and there has been no new construction for several decades. There are only 20 dwelling units located within the 10-block site. With its command of an East River overlook, this area provides a prime location for residential development.

Manhattan...6

It could accommodate as much as 1400 new dwelling units. To the north and east of the area are a number of housing projects built or under development including LaGuardia Houses, Rutgers Houses, Vladeck Houses, Corlears Hook and Simkhovitch Houses. The need for additional middle-income housing in the Two Bridges Area has been underscored in the efforts of the Lower East Side Neighborhoods Association, and its associated Two Bridges Neighborhood Council to encourage more economically balanced redevelopment of the community.

Since the southern boundary abuts the South Street Viaduct, it is recommended that study be given to the possibility of designing the adjoining structures with non-residential lower levels, oriented toward South Street and with residential areas decked above.

West Village

This proposal is made in recognition of the long expressed desire of the Greenwich Village community to foster the residential extension of the Village westward, and to protect and encourage the private rehabilitation which has already taken place in the area in recent years.

The proposed study area is bounded by West 11th, Hudson, Christopher, Washington, Morton and West Streets, approximately 24 acres, all told.

A carefully conceived residential renewal program using the full range of renewal tools would seem particularly desirable in the 8-block section east of Washington Street, which presently contains 600 dwelling units. This area is bounded on the south by St. Luke's Church and related structures, as well as a Federal office building. With the construction of a federal building on Foley Square, there may be a possibility of abandoning the old building, creating an opportunity for additional housing. To the east and the north, the area is surrounded by generally good housing.

The Washington Street frontage of this subsection has been subjected to the blighting influence of the elevated New York Central freight spur which runs to the St. John's Terminal. However, the New York Central has abandoned use of the terminal and announced its intention of removing the tracks south of Jane Street. This part of the proposed study area contains a mixture of old 3- and 4-story buildings of the town-house type, most of which have been excellently rehabilitated in the past

Manhattan...7

decade; old-law tenements; and an indiscriminate mixture of warehousing, truck terminals, garages and loft buildings. Some of the tenements and most of the non-residential structures are run down and deteriorated.

The mixture of land uses, the character of the non-residential activity, the heavy commercial traffic it generates, and the presence of the elevated freight line to the west, have unquestionably blighted this area. However, a well-conceived renewal program offers the possibility of creating a sound and highly desirable residential environment. Such a program should encompass selected clearance of blighting influences including removal of the elevated freight line, appropriate residential redevelopment, possible provision of additional open space and community facilities, and assistance in rehabilitating run-down but essentially sound structures.

The section west of Washington Street, between Morton and West 11th Streets, is presently occupied largely by deteriorated non-residential uses. There are also a few more substantial non-residential structures and approximately 60 dwelling units and 3 small waterfront hotels. It is recommended that this section be studied with a view toward industrial redevelopment and rehabilitation. Its strategic location in relation to the Holland and Lincoln Tunnels and North River piers makes it suitable for general industrial use. It might be desirable to explore the technical and economic feasibility of decking over this westward section, thus providing a residential break-through to the river which has been strongly urged by community groups.

THE BRONX

Development of Mitchell-Lama housing has been more active in the Bronx than in any other Borough in the City. Of all the Mitchell-Lama middle-income housing projects completed or currently under construction in the entire City, almost half are located in the Bronx. In addition, more than 4,400 dwelling units proposed under this program have been approved or are pending approval for future construction.

The combined initiative of private interests and public assistance is serving as a vital force in generating self-renewal throughout the borough. There are some areas, however, which require more comprehensive planning to stem blight and deterioration.

Highbridge

Through a combination of Federal Title I writedown and middle-income development, a blighted area in an otherwise sound community can be substantially improved.

A large part of the proposed site is vacant. The remainder contains a small number of wooden frame structures -- some abandoned, several assorted non-residential uses, and a few apartment houses which will probably be conserved. It is estimated that there are about 65 dwelling units in the clearance area which has a potential for approximately 800 new units.

The site, bounded by West 167th Street, Ogden Avenue, 165th Street and University Avenue, is composed of four irregular-shaped blocks. Just across the street from the site is a 700-unit low-rent NYCHA development, Highbridge Houses.

BROOKLYN

The six study areas proposed in Brooklyn offer a full range of renewal activity. The proposed studies attempt not only to cope with some of the more serious conditions of blight and deterioration in older sections of the borough, but also seek to encourage new development on land that is primarily undeveloped. The construction of new middle-income housing as well as the preservation and rehabilitation of existing housing will help buttress the borough's economy and re-establish good residential characteristics in areas that are threatened by blight and deterioration.

Areas recommended for residential renewal study in Brooklyn total over 700 acres -- more than any other borough in this year's package. Two particularly large study areas, Cobble Hill and Wingate High School area, offer a unique opportunity to extend to thousands of homeowners low-cost, long-term home improvement and rehabilitation loans which are guaranteed under provisions of the Federal Housing Act. Similar conservation and rehabilitation aids may also be available in other renewal areas in the borough.

Brooklyn's renewal needs are high, and there are several important areas currently under consideration which should be advanced during the next few years. An enthusiastic approach to renewal by the Borough President and many civic groups gives evidence to the desire on the part of the community to play an active role in borough-wide improvement.

Cobble Hill

This area has two prime requisites for a good conservation project: a desirable location close to the mainstream of activity in Downtown Brooklyn and Manhattan's Central Business District, and a substantial number of planning-conscious residents who have already demonstrated that their community can be improved through rehabilitation.

The study area -- comprising more than 140 acres -- is generally bounded by Joralemon Street, Court Street, Atlantic Avenue, Smith Street, Wyckoff Street, Court Street, De Graw Street, and the Brooklyn-Queens Expressway. Earlier studies in this general area by DARE (Downtown Area Renewal Effort) recognized the need for redevelopment and extensive rehabilitation here.

The bulk of the proposed site, lying west of Court Street, is almost entirely developed with residential and industrial uses, except for some commercial uses along Atlantic Avenue and Court Street.

The basic housing stock is sound and there have been continuing private efforts to keep it well-maintained and rehabilitated. In order to consolidate and accelerate this effort, the Commission recommends a renewal program stressing conservation, rehabilitation and spot clearance of incompatible, blighting uses, as well as the possible provision of needed recreational and community facilities.

The seven-block section east of Court Street is recommended as a redevelopment area. It is badly blighted, with industrial buildings, warehouses, garages, parking lots and residential structures all mixed together. There are approximately 800 dwelling units in this section, mostly in deteriorated and substandard condition. The site has a potential for approximately 1,300 new apartments. Both middle-income and public housing are recommended for this site.

With appropriate renewal treatment there is every reason to expect that the Cobble Hill area will become one of the City's most desirable residential neighborhoods. It is anticipated that the general improvement in this area will be complemented by future renewal activity on the southerly and easterly approaches to the nearby Brooklyn Civic Center. Ongoing studies centered about the complex transportation hub at the Atlantic Avenue-Flatbush Avenue intersection and the adjacent Fort Greene Market area will undoubtedly produce renewal recommendations which when implemented will strengthen and revitalize this key area of Brooklyn, and improve New York City's transportation network in the process.

Williamsburg

Another area showing signs of serious deterioration and blight lies within the 43-acre study site proposed in Williamsburg, bounded generally by Kent Avenue, Bedford Avenue, Clymer Street and the Brooklyn-Queens Connecting Highway.

The Planning Commission already has approved a NYCHA site within this area for the 750-unit Independence Houses, a low-rent project. It is suggested that the remaining redevelopment be middle-income to provide greater community balance. Approximately 2,700 new middle-income units could be developed here.

At present the proposed study area contains a mixture of residential and industrial structures, most of which are in poor and dilapidated condition. Because the site is adjacent to Kent Avenue, a major trucking route, there is a possibility that the lower level of buildings facing this thoroughfare may be designed for non-residential use.

Brownsville

This site is proposed in recognition of the need to move as swiftly as possible in this badly blighted section of Brownsville to check further deterioration and to extend and conserve a nucleus of good housing in the southern part of the area.

Bounded generally by Rockaway Avenue, Livonia Avenue, Stone Avenue and Linden Boulevard, the 62-acre Brownsville site could be considered in two sections divided by Lott Avenue. The northern portion of the site is badly deteriorated, with a preponderance of incompatible non-residential uses. It has declined to such a degree that little can be recommended for conservation. Compared to its capacity, there are a relatively small number of dwelling units here - - fewer than 700 - - and it is estimated that the site has a potential for some 2,800 middle-income units.

The introduction of attractive middle-income housing facilities in the area will help revitalize this entire community and complement the large public housing concentration directly north of Livonia Avenue.

The southern section of the site will link directly to Jimerson Houses, a Mitchell-Lama cooperative, located on Linden Boulevard just west of the proposed study area, and its proposed extension, Gorman Houses. This area contains some sound housing which should be retained or rehabilitated. A blighted segment of this area already has been selected as a school site. Across Linden Boulevard to the south is the site of the Flatlands Urban Industrial Park which may provide suitable relocation sites for displaced industrial uses.

It is recognized that there must be a high concentration of renewal effort in Brownsville to achieve substantial community improvement. The Community Renewal Program will be developing comprehensive recommendations for renewal in Brownsville and will be working closely with the Housing and Redevelopment Board to encourage the development of additional middle-income housing on suitable sites to take advantage of the excellent commercial and retail resources which the area has to offer.

Wingate High School Area

This huge study area - - 235 acres and embracing major

BROOKLYN 4

institutions such as Wingate High School and Kingston Avenue Hospital - presents a picture of marked contrasts. It has substantial residential development on its periphery and stagnation and decay in its core.

The area, bounded by Nostrand Avenue, Schenectady Avenue, Empire Boulevard and Winthrop Street, surrounds an antique residential core, settled shortly after the turn of the century by truck farmers. It is characterized by rural-type frame structures - - many substandard and below grade - - with adjoining lots used for minor truck-gardening in some cases. Numerous vacant lots and open and non-residential uses are interspersed through the area.

The study area offers the possibility of using practically all the tools in the renewal kit to improve the neighborhood, to overcome blighting factors and to make available relocation housing within the same site for displaced families. This can be accomplished because of the presence of vacant land parcels which can be developed even while clearance operations are being carried out. Anywhere from 300 to 700 dwelling units in substandard structures might be involved in clearance. The remainder of the 6 000 to 6,400 other dwelling units in the area would be either conserved or eligible for rehabilitation aids.

Here, through a combination of self-help and sound community planning, a net increase in middle-income housing can be anticipated, good residential development can be protected, and residents long-rooted in the area can have an opportunity to strengthen and improve their ties to the community. It is also probable that some of the new development will serve to meet the shortage of housing accommodations for the large number of hospital personnel employed in the general area.

Coney Island West

This 31-acre site presents a good starting point for re-developing the large areas of substantial deterioration which characterize much of Coney Island. The site has many advantages for facilitating renewal; it has a large amount of vacant land, a relatively small relocation load, and an excellent location facing Gravesend Bay.

While the western part of Coney Island has been deteriorating steadily to the point where large-scale redevelopment is presently called for, its superb natural environment offers a potential for a highly desirable residential area. The Sea Gate community, which marks the western boundary of the proposed site, is a basically sound residential area, although some of the buildings there need attention. The

BROOKLYN 5

proposed renewal site offers an opportunity both to extend good housing into a deteriorating area, as well as to give impetus to voluntary rehabilitation of Sea Gate itself.

The site is bounded on the north by the Bay, on the south by Neptune Avenue, on the east by West 33rd Street and on the west by Sea Gate. Gravesend Houses, a NYCHA low-rent project, lies on the eastern flank of the area. Characterizing the proposed study area are a number of deteriorating frame summer cottages which have been converted to year-round occupancy, large sections of vacant land and some brick houses on the southern tier which may lend themselves to rehabilitation or conservation. There are an estimated 600 dwelling units on the site.

In addition to the development of middle-income housing in this area, it is suggested that this site would be suitable for a vest-pocket low-rent project with facilities for the elderly. Re-development at moderate densities to keep in character with the surrounding community would still bring an estimated net increase of about 500 dwelling units in this area. The northern part of the site, which fronts on Gravesend Bay, is recommended for park development serving the entire community, basically to continue the substantial recreational development that extends along the waterfront near Gravesend Houses.

Paerdegat Basin

This large, virtually vacant area, almost 200 acres in size, is attractively located on Paerdegat Basin which is an extension of Jamaica Bay on Brooklyn's southeast shore. The area offers a dramatic planning challenge to create a well-rounded community without displacing a single family.

The entire site has frustrated good development in the past because it still retains original Dutch property lines which do not conform with the mapped, but non-existent streets. Once re-mapped and replatted, the site could be planned for a wide variety of development - - Mitchell-Lama relocation housing to serve middle-income families displaced by public improvements elsewhere, FHA rental or cooperative garden apartments, two-family attached and semi-attached structures, one-family detached homes and a small vest-pocket low rent development. It would also be necessary to include plans for schools, shopping facilities and other community needs.

BROOKLYN 6

The wedge-shaped study area is generally bounded by Ralph Avenue, East 66th Street, Island Avenue, Avenue T, Bergen 15th Street and the Basin. The site's proximity to the water suggests the possibility that a marina might be considered to serve the area. It is proposed that a combination of housing types - - estimated between 3,000 and 3,500 new units - - could be developed here with a wide range of rentals without need for Federal Title I write-down.

QUEENS

Corona-East Elmhurst

Another excellent opportunity to apply the full range of conservation and rehabilitation techniques made available under urban renewal is presented in the Corona-East Elmhurst area. This is the kind of area where urban renewal can most effectively help a community help itself. The proposed study area is triangular in shape. Its apex is formed by the conjunction of Astoria and Northern Boulevards, with its northern boundary lying along Astoria Boulevard generally, its southern boundary along Northern Boulevard, and its base 94th Street-Junction Boulevard.

This 147-acre area, particularly in its interior portion, is developed primarily with one- and two-family houses. Most are well-maintained, in fair to good condition, but a number are shabby and run-down. There is a heavy interspersion of non-residential development extending several blocks from the apex of the triangle. Together with the deteriorated non-residential development found on both the Northern and Astoria Boulevard frontages and a scattering of incompatible activity in the interior, this constitutes a blighting influence.

Renewal is recommended in order to provide long-term protection to this community by eliminating the blighting influences along its periphery before they further spread their infection and drag the area downhill. In an area like this, with more than 2,500 dwelling units, it is just as important to conserve and protect the existing housing supply as it is to build new housing elsewhere.

In addition to protecting the area against the inroads of blight, urban renewal can and should be used as a tool to upgrade the housing and general residential amenities of the community. Homeowners who have had difficulty in obtaining loans to improve or rehabilitate their homes will be eligible for the relatively long-term, low interest FHA Section 220 loans if the area is approved for urban renewal, and will be further helped by the expert advice and assistance made available by the Housing and Redevelopment Board. Construction of some small middle-income developments on vacant parcels within the area as well as on sites made available by the spot clearance of incompatible structures, should further encourage local banks to invest in home-improvement loans. And renewal can also help make possible the development of small parks, playgrounds or other community facilities which a study may indicate are needed to serve the local area.

Queens - 2

College Point Industrial Park Area

The proposed 365-acre study area bounded by Whitestone Parkway, 15th Avenue, 127th Street, 28th Avenue and Flushing Bay contains the largest tract of vacant land, outside of Staten Island, suitable for industrial development. It is adjacent to the Whitestone Parkway which is scheduled for immediate improvement as an eight-lane expressway. Also, as part of the highway improvement program timed for the 1964 World's Fair, the Van Wyck Expressway will be extended to a point just south of the site to intersect with the Whitestone Expressway. This part of Queens will become one of the major transportation centers of the City, making it an excellent location for industrial facilities.

A consulting engineering firm is currently carrying out a study on the suitability of the site for the development of an industrial park, together with related commercial and service facilities. A primary aspect of the study will be to investigate coordination of air service facilities with the light industrial development. Flushing Airport is located within the study area on land leased from the City.

There has been minimal private development because of poor soil conditions, special foundation problems, and lack of adequate sewers and roads. About 60 per cent of the area is City-owned. The development of an economically feasible plan which will take the topographical problems into consideration, will prove a major step in using the City's available land reserve for its maximum productive use.

RICHMOND

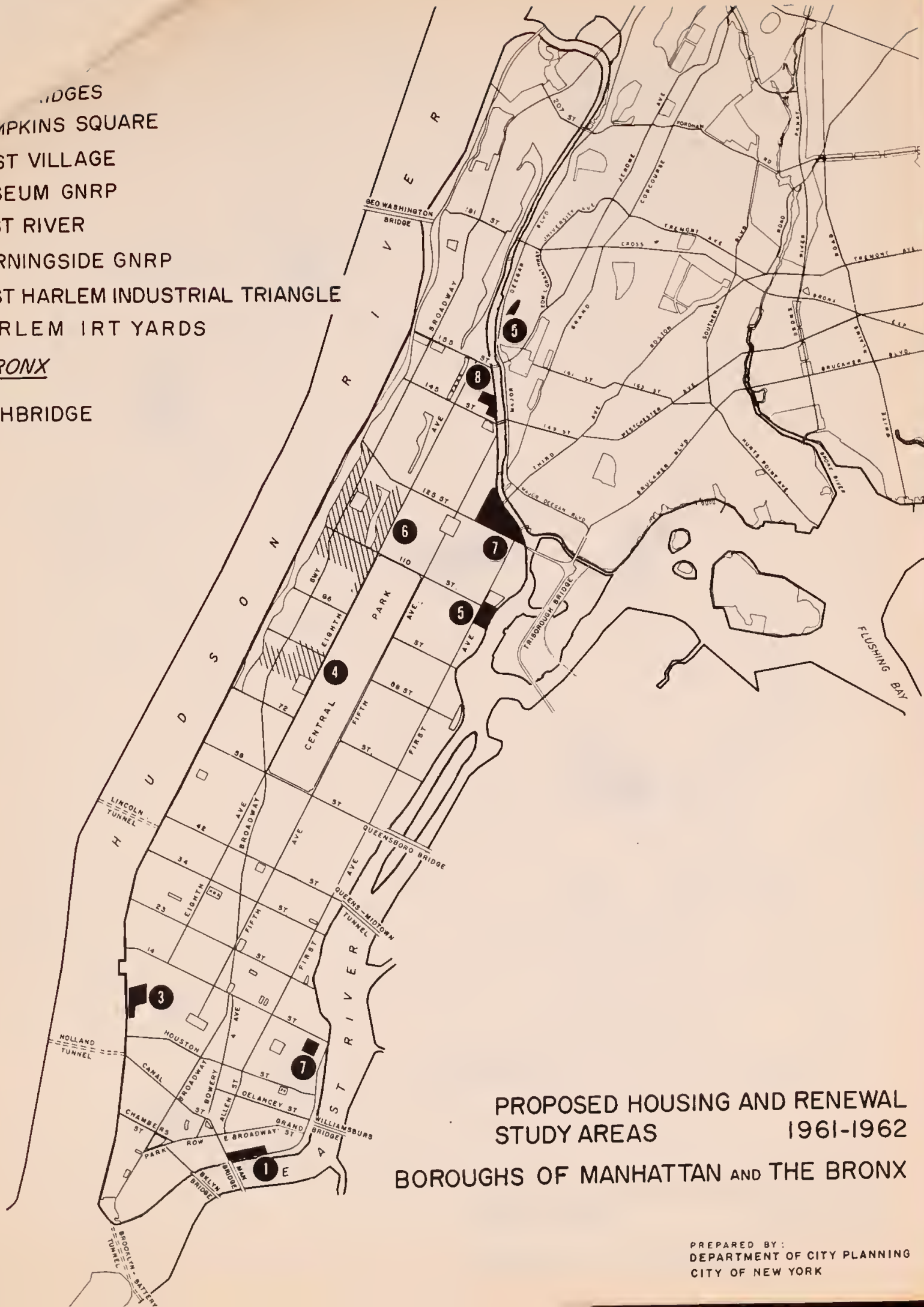
Staten Island Industrial Area

This huge 950-acre study area, out of which a 500-acre industrial park will be carved, is located in the Mariner's Harbor section of Staten Island in an area ideally suited for industry. Its general boundaries are the Goethals Bridge and approaches, Clove Lakes Expressway, West Shore Expressway, Farragut Avenue and its extension, Victory Boulevard, Travis Avenue, Chelsea Road and Arthur Kill. The study area excludes a 700-acre tract within these boundaries which is the property of the Gulf Oil Company. With the completion of the Verrazzano-Narrows Bridge, the Clove Lakes Expressway and the West Shore Expressway, the proposed industrial park would be strategically located to receive and ship goods rapidly, avoiding Manhattan congestion. In addition to excellent trucking routes, the park will be served by the Staten Island Railroad Company freight line and the Arthur Kill waterfront facilities.

The size and scope of this industrial park point up the great industrial potential New York City -- and especially Staten Island -- has to offer through sound planning and renewal. It is anticipated, wherever possible, that this and other proposed industrial facilities will not only attract new industries to the community, but will also provide space for local industries that are displaced because of renewal projects in other parts of the City.

The City is engaging a consultant firm to carry out a preliminary study of the Staten Island Industrial Area.

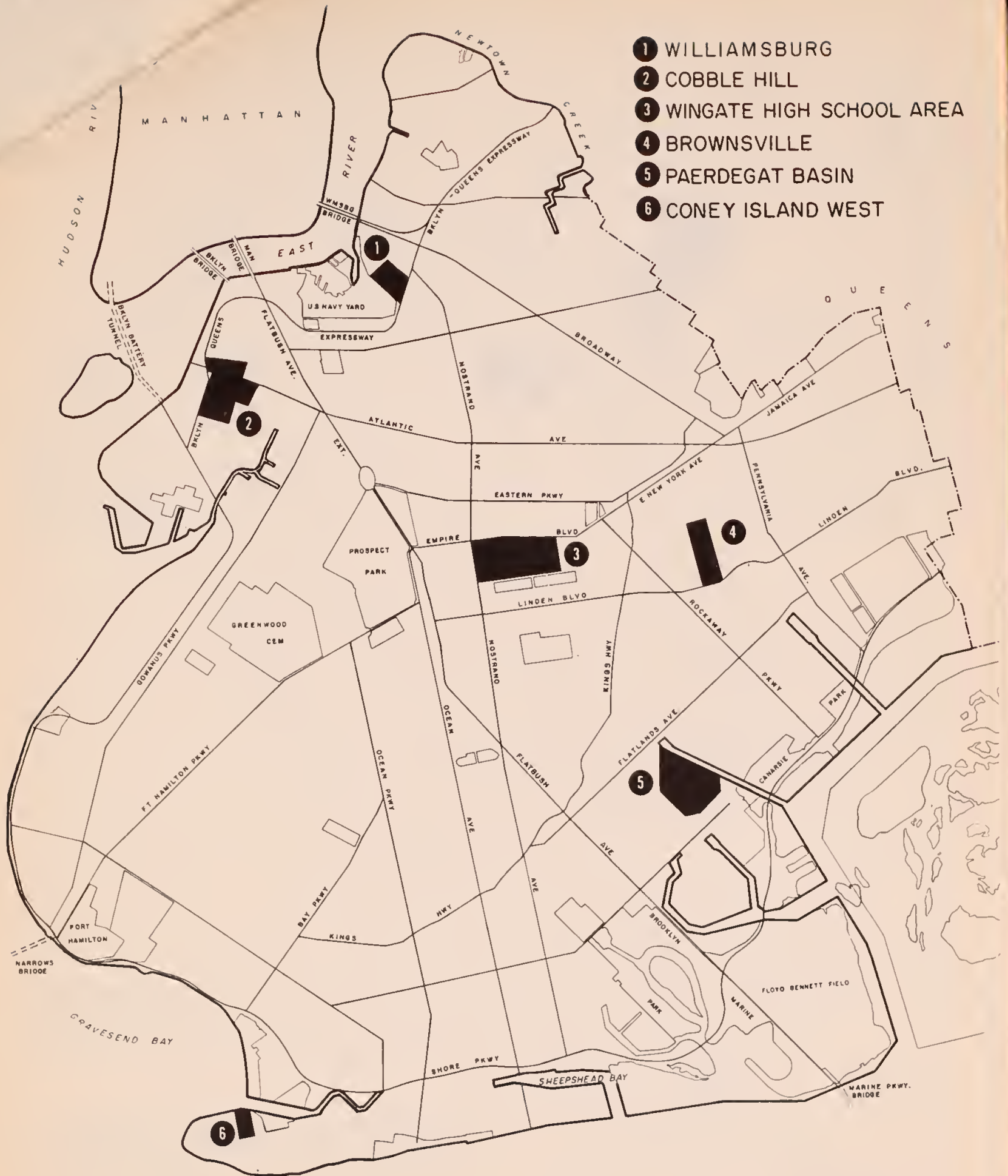
- BRIDGES
 AMPKINS SQUARE
 3 WEST VILLAGE
 4 MUSEUM GNRP
 5 EAST RIVER
 6 MORNINGSIDE GNRP
 7 EAST HARLEM INDUSTRIAL TRIANGLE
 8 HARLEM IRT YARDS
THE BRONX
 9 HIGHBRIDGE



PROPOSED HOUSING AND RENEWAL
 STUDY AREAS
 1961-1962

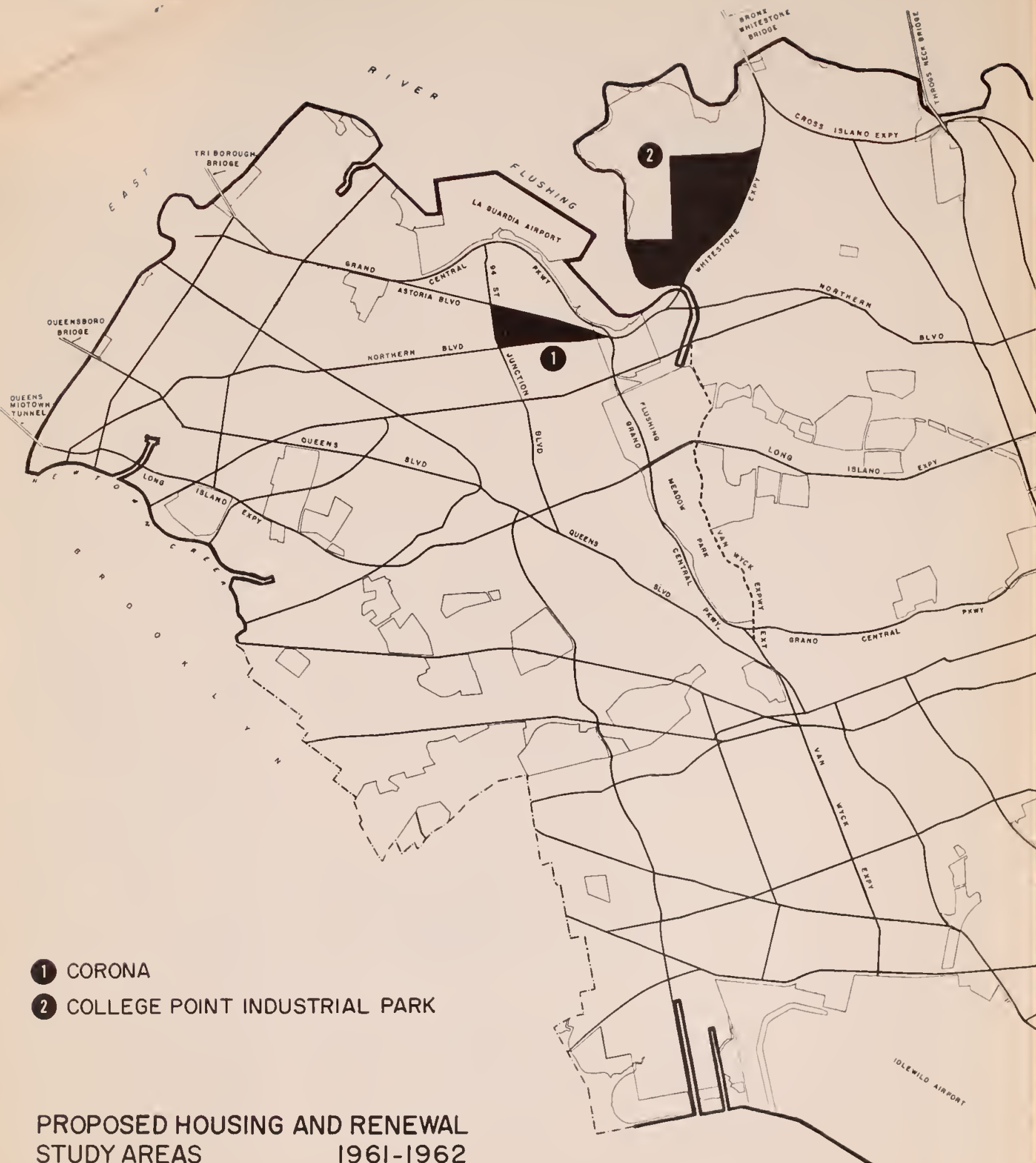
BOROUGH OF MANHATTAN AND THE BRONX

- 1 WILLIAMSBURG
- 2 COBBLE HILL
- 3 WINGATE HIGH SCHOOL AREA
- 4 BROWNSVILLE
- 5 PAERDEGAT BASIN
- 6 CONEY ISLAND WEST



PROPOSED HOUSING AND RENEWAL
STUDY AREAS 1961-1962

BOROUGH OF BROOKLYN



- 1 CORONA
- 2 COLLEGE POINT INDUSTRIAL PARK

PROPOSED HOUSING AND RENEWAL
STUDY AREAS 1961-1962

BOROUGH OF QUEENS

PREPARED BY
DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

